



TITLE-CUM SEARCH REPORT

WHEREAS, M/s. Bhaishree Ventures through its partner Mr. Pravin Dhanraj Somani approached me and requested to issue title cum search report in respect of the property **Plot no. 01** admeasuring **2499.562 Sq.Mt.**, **Plot No. 02** admeasuring **864.258 Sq.Mt.**, Totally admeasuring **3363.82 Sq.Mt.**, forming part of Land Gut No. 350 & 351 situated at Village Kumbhephal Tq. & District Aurangabad.

DESCRIPTION OF THE PROPERTY :-

All that part and parcel of **Plot no. 01** admeasuring **2499.562 Sq.Mt.**, **Plot No. 02** admeasuring **864.258 Sq.Mt.**, Totally admeasuring **3363.82 Sq.Mt.**, forming Part of Gut No. 350 & 351, Situated at Village Kumbhephal Tq. & District Aurangabad, bounded by,

BOUNDARIES OF PLOT NO. 01 :-

TOWARD ESAT :- Kumbhephal Gaothan.

TOWARD WEST :- Plot No. 05 Part.

TOWARD SOUTH :- Land Of Gut No. 349(P).

TOWARD NORTH :- 9.00 Meter wide Road.

BOUNDARIES OF PLOT NO. 02 :-

TOWARD ESAT :- Amenity Space.

TOWARD WEST :- Open Space.

TOWARD SOUTH :- 9.00 Meter wide Road.

TOWARD NORTH :- Remaining Land Of Same Gut (NALA)

followed by Gut No.4 Kumbhephal.

That in pursuance to request and authorisation of Mr. Anna Bhikaji Mule and Sainath Bhikaji Mule I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide Online Challan No. MH000784148201819P dated 22.04.2018 for the purpose of title verification in respect of above property since last 13 years and submits my title report as under: -

1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that the property land Survey no. 152/2 admeasuring 01 Acre 29 Gunthas, 03 Gunthas Potkharab, Land Revenue Rs.01.69 ps., Situated at Village Kumbhephal Tq. and District Aurangabad was originally owned and possessed by Bhika Dashrath Mule and his name was appearing in revenue record since 1959-60. That in the year 1970-71 implementation of consolidation scheme Survey no. 152/2 converted into Land Gut no. 350.
2. That the property land Survey no. 152/1 admeasuring 02 Acre 04 Gunthas, 02 Gunthas Potkharab, Land Revenue Rs.01.84 ps., Situated at Village Kumbhephal Tq. and District Aurangabad was originally owned and possessed by Bapu Ganpati Mule and his name was appearing in revenue record since 1959-60. That at the time of implementation of consolidation scheme land Survey no. 152/1 converted into Land Gut No. 351.
3. That in the year 1971 Bapu Ganpati Mule transferred Land Survey no. 152/1 admeasuring 02 Acre 04 Gunthas, 02 Gunthas Potkharab, Land Revenue Rs.01.84 ps., Situated at Village Kumbhephal Tq. and District Aurangabad to Bhikaji Dashrath Mule under registered sale deed bearing registration no. 2190/1971 dated 16.06.1971 registered at the office of Sub-registrar Aurangabad by obtaining Sale Permission of Hon'ble Collector Aurangabad in file no. 1968/CONS/18/68 dated 17.05.1968 under Bombay Prevention of Consolidation and Fragmentation Act, accordingly his name came to be recorded in revenue record as owner and possessor vide mutation entry no. 169.
4. That in the year 2003 Bhikaji Dashrath Mule died leaving behind legal heirs namely Son, Anna Bhikaji Mule, Sainath Bhikaji Mule, daughter Pushpabai Pralhad Mankape, Shobhabai Ashok Shelke, and wife Radhabai Bhikaji Mule accordingly their name came to be recorded in revenue record as



owners and possessors in respect of property **Land Gut no. 350 and 351** vide mutation entry no. 1810.

5. That in the year 2006 Radhabai Bhikaji Mule, Pushpabai Pralhad Mankape and Shobhabai Ashok Shelke executed Release Deed (Hakkasodpatra) in respect of Property Land Gut No. 350 totally admeasuring 00 Hector 73 Are Land Revenue Rs.01.69 ps., out of which to the extent of 00 Hector 43.2 Are and Land Gut No. 351 totally admeasuring 00 Hector 87 Are Land Revenue Rs.01.93 ps., situated at Village Kumbhephal Tq. & Dist. Aurangabad in favour of Anna Bhikaji Mule and Sainath Bhikaji Mule which was registered at Sr. no. 77/2006 dated 06.01.2006 registered at the office of Sub-registrar Aurangabad.
6. That in the year 2015 Anna Bhikaji Mule and Sainath Bhikaji Mule mutually partitioned Land Gut No. 350 and Gut No. 351 on 03.02.2015 on the stamp of Rs.100 and thereby they got share as under :-

Sr. No.	Name	Gut No.	Area
1	Anna Bhikaji Mule	351	00 Hector 79.5 Are
2	Sainath Bhikaji Mule	351	00 Hector 7.5 Are
3	Sainath Bhikaji Mule	350	00 Hector 72 Are

and accordingly their name came to be recorded in revenue record as owners and possessors vide mutation entry no. 5092.

7. That in the year 2017 Anna Bhikaji Mule and Sainath Bhikaji Mule with express consent of Radhabai Bhikaji Mule, Pushpabai Pralhad Mankape and Shobhabai Ashok Shelke partitioned their Land Gut no. 350 and 351 as under :-

Sr.	Name	Gut No.	Area
1	Sainath Bhikaji Mule	350	00 Hector 21.5 Are
2	Sainath Bhikaji Mule	351	00 Hector 27.5 Are
3	Anna Bhikaji Mule	350	00 Hector 18.5 Are
4	Anna Bhikaji Mule	351	00 Hector 30.5 Are

(malan)

That the Partition Deed registered at Sr. no. 6009/2017 dated 04.10.2017 registered at the office of Sub-registrar Aurangabad and accordingly their name came to be recorded in revenue record as owners and possessors vide mutation entry no.5939.

8. That the Anna Bhikaji Mule and Sainath Bhikaji Mule decided to develop their above property and accordingly prepared layout and got it sanctioned from Assistant Director Town Planning Aurangabad in file no. NAP/Mau. Kumbhephal Tq. Dist. Aurangabad/Gut No. 350 & 351/P/SANSAAU/1821 dated 23.11.2017 and converted above lands in to 05 plots, tow open space and one Amenity, and also obtained NA order U/s. 42 (B) 1 C (1) of Maharashtra Land revenue Code 1966 in respect of property in file on 2017/MASHAKA/JAMEEN-1/NAP-34/MAUJE KUMBHEPHAL, TQ. DIST. AURANGABAD / PK-374 on dated 14.12.2017.
9. That in the year 2017-18 Anna Bhikaji Mule and Sainath Bhikaji Mule obtained Construction permission in file no. 2017/MASHAKA/JAMEEN-1/NAP-34/MAUJE, KUMBHEPAHL. TQ AURANGABAD/CR-408 dated 24.01.2018 in respect of Plot No. 01 & 02 forming part of Land Gut no. 350 & 351 Situated at Village Kumbhephal Tq. & Dist. Aurangabad.
10. That in the year 2018 Anna Bhikaji Mule with intent to Develop his property Plot no. 01 & 02 forming part of Land Gut No. 350 & 351 situated at Village Kumbhephal Tq. & Dist. Aurangabad with express consent of Sainath Bhikaji Mule entered into Development Agreement with M/s. Bhaishree Ventures through its partner Mr. Pravin Dhanraj Somani under registered Development Agreement bearing registration no. 1303/2018 dated 04.03.2018 and Irrevocable Power of Attorney bearing registration no. 1304/2018 dated 04.03.2018 registered at the office of Sub-registrar Aurangabad and thereby given development rights to M/s. Bhaishree Venture and on the basis building permission and Development Agreement

(Signature)

they commenced construction as per permission granted by Collector Aurangabad.

11. In view of the above discussion it seems that Anna Bhikaji Mule is absolute owner of the property **Plot no. 01** admeasuring **2499.562 Sq.Mt.**, **Plot No. 02** admeasuring **864.258 Sq.Mt.**, totally admeasuring **3363.82 Sq.Mt.**, forming Part of Gut No. 350 & 351, Situated at Village Kumbhephal Tq. & District Aurangabad as mentioned here in above and he rightly entered into Development Agreement with M/s. Bhaishree Ventures through its partner Mr. Pravin Dhanraj Somani. This title report/opinion regarding title issued only on the basis of documents and revenue record produced before me. Before entering any transactions please verify original deeds and documents. HENCE THIS TITLE CUM SEARCH REPORT.

DATE. 22.04.2018


(Anil P Malani)
ADVOCATE



CHALLAN
MTR Form Number-6

GRN MH000784148201819P	BARCODE	Date 22/04/2018-18:34:56	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name AGD_JT DIST REGISTRAR AURANGABAD		Full Name Anil P Malani Advocate	
Location AURANGABAD			
Year 2018-2019 From 23/04/2005 To 22/04/2018		Flat/Block No. Flat No. 4A Disha Chintamani Apartment	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street	
0030072201 SEARCH FEE 325.00		Vivekanandpuram Peer Bazar	
		Area/Locality	
		Town/City/District	
		PIN	
		4 3 1 0 0 5	
		Remarks (If Any)	
		Search Fee for 13 year in respect Land Gut No 350 and 351 situated at	
		Kumbhephal Tq Dist Aurangabad	
		Amount In	
		Three Hundred Twenty Five Rupees Only	
Total 325.00		Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 10000502018042200194 1903100744907	
Cheque/DD No.		Bank Date RBI Date 22/04/2018-18:35:36 Not Verified with RBI	
Name of Bank		Bank-Branch SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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